

R01-16-A-027

December 18, 2015

Environmental Protection Agency  
Submitted Via [www.grants.gov](http://www.grants.gov)

**SUBJECT: Gardiner, Maine – EPA Brownfields Community-Wide Hazardous Substance Assessment Grant Proposal**

The City of Gardiner, Maine enthusiastically submits our proposal for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant.

The City of Gardiner has identified 20 potential Brownfield Sites in its Target Areas: the Downtown Water Street Area, and the Cobbossee Stream Corridor. These formerly thriving areas have been in an economic and social decline since the last mill closed in 2010. These blighted and neglected mill buildings have marred the landscape of our City; contributed to widespread environmental contamination in the adjacent Kennebec River/Cobbossee Stream; negatively impacted the health and welfare of sensitive populations which live in residential neighborhoods abutting the Brownfields Sites; and created a transect of desperate poverty by isolating a low-income neighborhood from its schools, downtown district, and the rest of the City. The City has made strides obtaining complementary funding to assist in the redevelopment of these Brownfield Sites; however, without a Brownfields Assessment Grant, the City will not have a full picture of the Brownfield Sites in the community and how their environmental concerns impact the City.

This grant will be the first step in a long-term revitalization of our City, and will allow us to develop a comprehensive Brownfield Assessment program that will involve our citizens in crafting our future, expanding economic opportunities and improving our environment and welfare.

The following presents information necessary for our application:

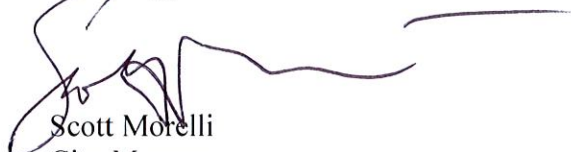
- a. Applicant: The City of Gardiner, 6 Church Street, Gardiner, Maine 04345
- b. Applicant DUNS No.: 0402378770000
- c. Funding Requested:
  - i.) Grant Type: Assessment
  - ii.) Federal Funds Requested: \$200,000 total
  - iii.) Contamination: Hazardous Substances
  - iv.) Grant Target: Community-wide
- d. Location: City of Gardiner, Kennebec County, Maine
- e. Property Name/Location: Not applicable. Community-wide request.
- f. Contacts:

- i) Project Director: Scott Morelli, City Manager, City of Gardiner, 6 Church Street, Gardiner, ME 04345; Phone: (207) 582-4200; Fax (207) 582-6895; [citymanager@gardinermaine.com](mailto:citymanager@gardinermaine.com)
- ii) Chief Executive: Tomas Harnett, Mayor, City of Gardiner, 6 Church Street, Gardiner, ME 04345; Phone: (207) 582-4200; Fax (207) 582-6895; [mayor@gardinermaine.com](mailto:mayor@gardinermaine.com)
- g. Date Submitted: December 18, 2015 to EPA via [www.grants.gov](http://www.grants.gov)
- h. Project Period: Three years (October 2016 through September 2019)
- i. Population:
  - i) General Population: 5,800 (2010 U.S. Census)
  - ii) Target Area Population: Same
- j. Other Factors Checklist: Attached to this cover letter.

Threshold Criteria is included in Attachment A.

We thank you in advance for considering our grant application. If you should have any questions or require clarification on any element of this proposal, please feel free to contact me at (207) 582-4200.

Sincerely,



Scott Morelli  
City Manager

Enclosures: EPA Grant Proposal Application with Attachments

cc: Frank Gardner, EPA Region 1 Brownfields Contact  
Nicholas Hodgkins, State of Maine DEP

### Appendix 3 Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Gardiner, Maine

#### *Regional Priorities Other Factor*

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Coordinated Public Funding For Brownfields

Page Number(s): 5 & 9

#### *Assessment Other Factors Checklist*

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable</i>	
Community population is 10,000 or less.	Cover Letter, 2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	6, 7, 8
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9, 10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrates either designation as one of the 24 recipients, or relevant pages from a recipients IMCP proposal which lists/describes the core partners and implementation strategy parties.	

Other Factor	Page #
<p>Applicant is a recipient, or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposal Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b></p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

**NARRATIVE PROPOSAL  
(RANKING CRITERIA FOR  
ASSESSMENT GRANTS)**

EPA Brownfields Community-Wide  
Assessment Grant Proposal  
City of Gardiner, Maine

## NARRATIVE PROPOSAL (RANKING CRITERIA)

### 1. Community Need

#### a. Targeted Community and Brownfields

##### i. Targeted Community Description

The City of Gardiner was incorporated in the 1750's, and in the 1850's, was connected by railroad. Beginning in the 1860s, paper mills flourished, as did the commercial ice industry; however, by the 1960s, many mills suffered decline and closure. Gardiner's industrial past is reflected in the seven mills and factories that line the stream banks of the Cobbossee Stream. Central Maine's first cast iron plows were manufactured on the banks of the Cobbossee, alongside lead pipe works, carriage shops, and shingle and match factories. Many of these structures were destroyed by a fire in 1849, and were replaced by paper, textile, and shoe factories. The shells of these mills remain, and are currently in various states of disrepair. Cobbossee neighborhoods feature traditional millworker housing, which remains modest and poorly maintained due to Gardiner's high rates of poverty and low property values. The legacy of these factories dates back to an era when the Cobbossee Stream and the Kennebec River, which intersect in downtown Gardiner, were used as an open sewer for industrial waste.

The areas to be targeted as part of the City's Brownfield program will be the downtown Water Street area, and the Cobbossee Stream Corridor which extends from the downtown district into neighborhoods approximately one and one-third miles out, and bisects Gardiner's two 2010 Census Tracts. These two Target Areas were developed to serve the former industrial mills but since the last mill closed in 2010 these areas have lost vitality. Our preliminary 2015 Brownfield site inventory identified seven (7) potential Brownfield sites in the downtown Water Street Area and another thirteen (13) potential sites within the Cobbossee Stream Corridor. The Maine Department of Environmental Protection (MEDEP) Bureau of Remediation and Waste Management Sites List also included several active Uncontrolled Hazardous Substance Sites in the target areas and in other areas throughout the City. The identified Brownfield sites have negatively impacted the target areas. This is evidenced by underutilized structures and properties, depressed property values, documented impacts on our sensitive populations who live and work near these areas, and in a disparity between the target and surrounding areas and the rest of the City of Gardiner.

##### ii. Demographic Information

	<b>Community Census Tract 109</b>	<b>City of Gardiner</b>	<b>Kennebec County</b>	<b>State of Maine</b>	<b>National</b>
<b>Population:</b>	1,398	5,737	121,112	1,330,089	311,536,594 <sup>1</sup>
<b>Unemployment:</b>	13.2%	5.6%	8.4%	5.9%	5.3% <sup>2</sup>
<b>Poverty Rate:</b>	33.1%	16.4%	13.5%	14.1%	11.3% <sup>1</sup>
<b>Percent Minority:</b>	5.6%	4.8%	3.9%	4.95%	36.7% <sup>1</sup>
<b>Median Household Income:</b>	\$32,143	\$46,400	\$46,559	\$48,804	\$53,046 <sup>1</sup>

<sup>1</sup> Data are from the 2009 – 2013 American Community Survey and are available on Am American FactFinder at [http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_13\\_5YR\\_DP03&src=pt](http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP03&src=pt) and [http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_13\\_5YR\\_DP05&prodType=table](http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP05&prodType=table)

<sup>2</sup> Data are from the Bureau of Labor Statistics and is available at [www.bls.gov](http://www.bls.gov)

##### iii. Description of Brownfields

The Brownfield sites which have been identified in our Target Areas as part of our preliminary inventory range from small, single-lot dry cleaners and gas stations to entire City blocks and manufacturing mills that cover over twenty acres. **These Brownfield sites are estimated to**



**encompass nearly 75 acres of land within the City of Gardiner** and include abandoned mills, shoe factories, tanneries, buildings/land associated with the railroad, and other former industrial facilities located in the downtown along the Cobbossee Stream and Kennebec River. These sites have caused significant environmental, health, and welfare impacts. Historic use of chlorinated solvents, paints, lacquers, and other organic compounds have resulted in volatile organic compound contamination; and former industrial processes have resulted in heavy metal (including lead, arsenic, chromium, and mercury) contamination in soil, groundwater, and soil vapor. Additionally, many of these buildings have identified hazardous building materials, including asbestos, polychlorinated biphenyls (PCBs), lead paint, and universal wastes. **Alarming, because many of the Brownfield Sites located in our Target Areas are surrounded by residential neighborhoods, it is not only the Brownfield Sites which are contaminated but also the adjacent residential properties.**

Of the twenty (20) preliminary Brownfield Sites which have been identified in our Target Areas, the four-acre Gardiner Paperboard site exemplifies a large manufacturing/industrial site in dire need of Brownfield assessment funds. This property sits directly on the banks of the Cobbossee Stream and has a long history of industrial use. In 2009, a fire destroyed a significant portion of the mill, resulting in unsafe conditions, unsecured access/vandalism, potential release of onsite contamination, and general aesthetic issues. Given the age and history of these buildings, it is likely that asbestos, lead-based paint, and other hazardous materials are present. There is a strong possibility that historic site operations have adversely impacted soil, groundwater, and soil vapor at the site, and potentially sediment in the stream.

Another identified Brownfield Site is the Maine General Hospital facility, which consists of several large buildings that were constructed in the 1950's. Maine General is looking to relocate into Gardiner's downtown by June 2017 (ironically to a site that is eligible for Brownfield Cleanup funds). The City hopes to redevelop the existing Maine General property once it is abandoned. Given the age of the buildings, it is possible that asbestos, lead-based paint, universal wastes, and PCBs are present in onsite buildings. Additionally, the site contains a large heat plant and known underground fuel oil storage tanks. As part of this process, the buildings will require Phase I and Phase II assessments as well as a hazardous material inventory assessment.

The Train Depot site, located at the confluence of Cobbossee Stream and the Kennebec River in the downtown, is an example of one of the many former structures associated with the railroad system in the Water Street Target Area. This site is in need of an environmental assessment, as it is currently impacting our resident's and children's ability to utilize the stream and river and land as recreational resources. This blighted site is adjacent to Gardiner's newly constructed riverfront project (public boat ramp, canoe/kayak launch, boardwalk, and green space) and this site's assessment is tied directly to future redevelopment of the area.

The historic industrial use of the Brownfields sites within the Target Areas have caused significant perceived and known environmental, health and welfare impacts; not just to the Brownfield properties themselves but also to the residential properties which are often located immediately adjacent to the Brownfield Sites, to the Kennebec River and Cobbossee Stream, and to the community parks and public spaces in the City's downtown area.

#### iv. Cumulative Environmental Issues

The Kennebec River and the Cobbossee Stream flow through our City and through the Target Areas. Similar to Gardiner, many communities along the Kennebec River were heavily developed with industrial properties. The mills that once lined the river and the communities that housed those mills discharged waste and wastewater directly to the river. The Kennebec River was also heavily used to transport lumber to saw mills along its banks. This heavy industrial use in communities located upstream of Gardiner has significantly degraded the

water quality and ecological character of the river and has had a disproportionate negative impact to surface water and groundwater quality for a City of our size.

Maine's largest transportation system, the Maine Turnpike and Route 295, meet in Gardiner at the upper watershed of the Cobbosee Stream, 2.5 miles from our downtown. It has been documented that air quality in our community, including the Target Areas, has been negatively impacted by these heavily traveled highways. Depending on the weather conditions, the smog from these highways settles in the stream valley and causes impacts to air and water quality.

#### **b. Impacts on Targeted Community**

In total, nearly seventy-five acres of potentially contaminated Brownfields property exists within the city limits. The majority of the Brownfield sites within our targeted community are found in the downtown and have contributed to the overall economic decline of the surrounding community—they prevent redevelopment of urbanized land, and exacerbate existing sprawl and housing development on former farm, forest, and other crucial open land tracks in rural areas. These unused urban sites are blighted vestiges of the city's industrial past—long-vacant buildings with broken windows, structural failure, and evident decay—that remain economically depressed and frozen in time, harkening back to an era of lost manufacturing jobs that may never return. Our Brownfield site buildings are continually vandalized and are prone to drug activity.

The effects of poverty around these blighted areas are reflected in Central Maine/Kennebec County demographic data, which indicate that sensitive populations in this region have a disproportionate risk of many health affects compared to state averages and are more likely to be susceptible to impacts from these Brownfield sites. Based on the type of Brownfield Sites identified in our Target Areas, we anticipate that volatile organic compounds, heavy metals (arsenic, lead, cadmium, and mercury), petroleum-related contaminants, and hazardous building materials (asbestos, lead-based paint, PCBs, etc.) are widely present. The exact extent of contamination at these Brownfield sites is unknown and the health risks these contaminants pose are difficult to quantify but direct contact and inhalation exposure to contamination of this type may contribute to cancer; respiratory, nervous system, and neurological disorders; along with various other adverse health effects. We suspect possible elevated respiratory impacts from dust containing metals and organic vapors from solvent spills releases; elevated blood lead levels due to decay of lead-based paint at former industrial sites; and cancer risk from eating contaminated fish or drinking polluted groundwater. These environmental concerns affect already at-risk populations in Gardiner, especially children and the elderly.

Gardiner possesses significant sensitive populations, including children and elderly, which are often disproportionately affected by environmental health hazards. Many of these sensitive populations live in areas which are adjacent to our Brownfields sites. Statistical data on sensitive populations in and around the target area capture the potential environmental justice issues that beg for Brownfields assessment in the City: approximately 41 percent of the City's multi-unit, low-income housing units are located in the Cobbosee Stream Corridor Target Area (411 units out of 1,001 are located in 2010 Census Tract 109); the density of multi-unit residences in the Cobbosee Stream Corridor Target Area is nearly six times greater than in an adjacent census tract (density of 238 units per square mile in CT-109 compared to density of 40 units per square mile in CT-110); and slightly higher concentrations of sensitive communities (children, women of childbearing age, and the elderly) living in the Cobbosee Stream Corridor Target Area than in other areas the City.

*Children:* Census data from 2010 shows that children under five years of age make up 5.5 percent of Gardiner's total population. According to 2012 Maine Department of Health and Human Services (DHHS) Central Maine District Health Profile of Kennebec County, teen birth rates (aged 15 to 19) were 28.0 per 1,000 as compared to the Maine birth rate of 24.9 per



1,000. Over the period of 2007-2008, Kennebec County public schools have experienced a dropout rate that is, on average, 0.8% higher than the Maine average (Maine Department of Education). Among screened children in central Maine, 1.0 percent had elevated blood lead levels, compared to 0.6 percent nationally (2012 Maine State Profile of Selected Public Health Indicators by Maine Center for Disease Control).

*Elderly and Low-Income:* Census data shows that elderly residents (65 years old and over) make up 14.4 percent of Gardiner's population. Environmental justice concerns outlined in a 2008 DHHS report include the fact that Kennebec County experienced significantly more cardiovascular disease deaths (254 per 100,000 deaths) than the rest of Maine (242 per 100,000 deaths). Based on information obtained from the Centers for Disease Control and the U.S. EPA, approximately 10.4 percent of adults in Kennebec County have asthma, compared to 10.0 percent of adults in the state of Maine, and 9.1 percent of adults in the United States. Exacerbating the condition, 19.8 percent of adults in Kennebec County smoke cigarettes, compared to 18.2 percent for the rest of Maine. On the whole, Gardiner and the region face worse health conditions than state and Federal averages.

### **c. Financial Need**

#### **i. Economic Conditions**

Gardiner has a small and shrinking population base that limits its annual municipal budget and it relies heavily on partnership grant funding in order to plan and implement economic development projects. Gardiner is not an entitlement community, which requires our grant funding to come through a competitive application process. Pressures to keep local tax burdens low, partly based on low wages and declining quality of life, limit the City's funds for economic development. The City's fiscal year 2016 (FY16) economic development budget is \$219,873, or only 2.4% of the overall municipal budget. This is down 17.3% since FY14 when the budget was \$265,937. The City does not have the capacity to fund environmental assessments given the density and number of former industrial sites and the high number of historic buildings in the community.

In the summer of 2015, four large historic commercial/residential buildings in our downtown burned, displacing many residents. All buildings suffered significant damage and one was torn down in December as it was a complete loss. We are currently determining if there are any funding options available to rebuild this area. The punishing cold and snow during the winter of 2014-2015 required spending significantly more money than was budgeted to heat City owned buildings and maintain roads, sidewalks, and infrastructure.

#### **ii. Economic Effects of Brownfields**

The Brownfields Sites identified in our Target Areas are located in the heart of the City. These blighted properties limit development potential in the downtown Water Street area and reduce/eliminate the possibility of recreational use of the area. The City has approximately 500,000 square feet of unused building space in the Target Areas, all of which would be well-suited for redevelopment of light manufacturing operations, upscale office space, business incubation space, and in some cases affordable residential units. These uses could infuse the tax base, develop community pride, and create job opportunities (potentially 10 to 20 jobs per site) in the downtown areas. Gardiner continues to struggle with high poverty rates, low wage rates, and declining population rates, due in part to foreclosed business and a blighted downtown, directly associated with identified Brownfield sites.

Our community has experienced economic upheaval in the last two decades, as the City has lost approximately 1,000 jobs from its defunct shoe, clothing, and paper mill industries. The Brownfield sites located in the Cobbossee Corridor Target Area represent a growing transect of poverty that, by virtue of their low regard, geographically isolate a low income neighborhood from the greater community and separate a population from its public schools.

Additionally, these abandoned and dilapidated sites limit development in Gardiner's downtown and waterfront shopping areas, and reduce or eliminate recreational use and potential redevelopment in the downtown's greenest space.

Most of Gardiner's overall income statistics are well below county, state, and federal averages and these statistics are particularly depressing in Census Tract 109, which is located in the Cobbossee Corridor Target Area. Median household income in this Target Area is \$32,143, well below the city (\$46,400), county (\$46,559), state (\$48,804), and national medians (\$53,046). Unemployment is also disparately high in this tract at 13.2%. This is more than double the city (5.6%), state (5.9%), and national (5.3%) averages. Finally, the poverty rate in the Target Area (33.1%) is also more than double that of the city (16.4%), county (13.5%), and state (14.1%) and nearly triple the national (11.3%) level.

The high income disparity between the Brownfield Target Areas and the rest of the City/State underscores the magnitude of economic disadvantage and environmental injustice associated with our Target Areas and Brownfield Sites. The typical resident of the Cobbossee Corridor Target Area (CT-109) is disparately poor and economically challenged. According to the State of Maine (for purposes of community development block grant [CDBG] awards), Gardiner's low-to-moderate income (LMI) household percentage is 42.10 percent (Maine Office of Community Development, 2010), which is significantly higher than Kennebec County's LMI average of 39.10 percent.

## **2. Project Description and Feasibility of Success**

### **a. Project Description, Project Timing, and Site Selection**

#### **i. Project Description**

Gardiner has begun planning and started limited construction/renovation work in and around the proposed Target Area utilizing partnerships with private property owners, trails associations, and the Maine Department of Transportation (MEDOT). Specifically, a \$144,000 Preliminary Design Report was prepared as part of the MEDOT Safe Routes to School program. This report envisions a walking trail (the "Cobbossee Trail") through the project area with a trailhead downtown. This walking trail will connect to the existing Kennebec River Rail Trail, which is proposed to extend north 6 miles to Augusta and south 22 miles to Brunswick. The construction phase of the Cobbossee Trail project is estimated to cost \$1.2M, with \$1M provided through MEDOT funds, and the remaining \$200,000 provided as a match from the City. An additional \$388,000 MEDOT Safe Routes to Schools project has been completed along Route 126/Route 9, which provides sidewalks that connect the project area with the Gardiner Area Middle School, located approximately 1.2 miles west of the project area.

In the summer of 2014, the City held four public charrettes to discuss the Brownfield Sites and redevelopment potential associated with the Cobbossee Corridor Target Area and the Downtown Water Street Target Area. The public provided input and the City determined what community needs (river access, greenspace, sidewalk and trail connectivity), could be addressed through the assessment and redevelopment of Brownfield Sites. The City assessed several of the identified Sites through our current (FY 2013) Brownfields Assessment Grant; however, many other sites require assessments which will be funded through the hazardous funds we are requesting with this grant application.

Gardiner will utilize Brownfields funds to develop and implement a comprehensive community-wide Brownfields Assessment Program that will update the preliminary inventory; conduct community involvement activities; characterize and evaluate the potential environmental concerns which are present in our Brownfield Target Areas; and plan for remediation, reuse and redevelopment of Brownfields Sites.

The expected outcomes of our program will be to return selected Brownfield sites back to economic vitality (housing/commercial space), or for the public's use and enjoyment (green

space/parks). We anticipate the positive economic and social benefits will not be limited to the specific Brownfield Sites, but will also provide positive impacts for stigmatized properties in the vicinity of the Brownfield Sites, as well as the Cobbossee Stream and Kennebec River. Additional expected outcomes of completing assessment and eventual remedial activities of select Brownfields sites will be the creation of new jobs as well as the increased tax base accompanying the revitalization and redevelopment in the downtown and waterfront areas.

ii. Project Timing

Scott Morelli, Gardiner's City Manager, will manage the project schedule and be responsible for implementing and overseeing the project for the duration of the three year grant term. Mr. Morelli has been successfully performing these services as part of the City's existing Brownfield Assessment Grant. The time for key project activities is as follows:

- Qualified Environmental Professional (QEP) will be selected within a month of grant award.
- Grant award and QEP selection will be communicated to the public in a kickoff informational public meeting, to be held within one month of the grant award.
- The existing site inventory will be updated within 4 to 6 weeks of the selection of a QEP, and sites will be ranked and selected for inclusion in the Brownfields program.
- Phase I ESAs will be started within two months of grant award. We anticipate up to four Phase I ESAs can be completed as part of this assessment grant.
- SSQAPPs will be submitted for approval within 3 to 4 months of grant award. We anticipate up to four SSQAPPs will be completed as part of this assessment grant.
- Phase II assessments will be completed within 5 to 6 months of grant award. We anticipate up to four Phase II assessments will be completed as part of this assessment grant.
- Reuse/remediation planning and Analysis of Brownfield Cleanup Alternative (ABCA)/Remedial Action Plan (RAP) reports will be completed within 8 months of the grant award. We anticipate up to four ABCA/RAPs can be completed as part of this assessment grant.
- The BAC will meet quarterly and will maintain the flexibility to discuss site selection more frequently and on an as-needed basis.

Gardiner and its QEP will work closely with MEDEP, who will provide environmental regulatory oversight and act as Brownfields advisors. Upon Site selection, identified threats to either human health or the environment will be evaluated by the QEP and MEDEP to help determine if immediate mitigation actions are necessary. Remediation planning will be completed for sites that have identified contamination. All sites which are entered into our Brownfields program will participate in MEDEP's Voluntary Response Action Program (VRAP). The completion of this process will allow us to identify potential contamination issues at Brownfield sites, evaluate remediation/reuse strategies, and ultimately return otherwise distressed, abandoned, or environmentally stigmatized sites in our downtown target area back to viable and sustainable reuse.

iii. Site Selection

During the spring and summer of 2015, Gardiner conducted a preliminary inventory of potential Brownfield sites in our Brownfields Target Areas. Some of these sites are currently owned by the City and in some cases the City has been in communication with private owners regarding the potential use of Brownfield funds on their sites. We have already met some owners and they understand and are interested in participating in the assessment program. We anticipate meeting with all site owners to discuss program benefits and are confident that site access will not be an issue and that assessment funds will be drawn down in the three-year grant period. The City will work with the selected QEP and the BAC to perform community engagement and education, update our inventory of potential Brownfield sites, and continue to

utilize our site ranking and priority criteria as well as site nomination and access agreement forms to select Brownfield sites for assessment.

**b. Task Description & Budget Table**

**i. Task Description**

The proposed tasks associated with the Hazardous Substance assessment and budget table is provided below.

*Task 1 – Cooperative Agreement Oversight* – Gardiner will organize the Brownfields Initiative Activities and utilize the existing Brownfields Advisory Committee (BAC), consisting of local elected officials, members of the business community, local schools, non-profits, residents affected by the Brownfields, and those interested in the environment and the community. A member of the MEDEP Brownfields staff currently sits on the BAC. City staff will conduct community outreach activities, select a QEP, interact with property owners and abutters, and file required EPA reports (quarterly reports, ACRES, etc.). City staff will also perform general program management and communication with regulatory personnel, community officials and the public. The BAC will meet monthly to ensure that the priorities and direction of the Brownfields program are being met. These monthly meetings will be open to the public affiliated and community organizations and held in locations around the project's target area.

Gardiner will develop a public Request for Proposals to contract the services of a QEP to perform the assessment work. The City will review the submitted proposals and perform final QEP selection. Our BAC project kickoff meeting will be conducted prior to QEP selection, and a second meeting will be held after selection. The selected QEP will work with City staff and the BAC to develop outreach materials which we will distributed through our affiliated community organizations. Based on experience from our current Brownfields assessment grant, we budgeted 120 staff hours at an average rate of \$50/hour to this task for the hazardous substance assessments. Our program manager will attend an EPA Brownfield convention with costs for travel, fringe, and expenses. The contractual expenses are for QEP assistance in developing outreach materials and assistance with EPA reporting.

*Task 2 – Community Outreach and Engagement* - With help from the BAC, the City will hold at least two public meetings to solicit site data and educate local officials and citizens about the Brownfields process. Based on experience from our current Brownfields assessment grant, we have budgeted a total of 40 staff hours at an average rate of \$50/hour to this task plus fringe. Work items include preparation and distribution of site nomination forms, meeting with member community officials to obtain site nominations, meeting with the selected QEP (contractual expenses) to discuss the preliminary sites inventory and develop threshold/ranking criteria, and assistance with property owner outreach and education. Once sites are selected, and if the property owner is amenable, the appropriate EPA eligibility documentation to enter the site into the Program will be prepared.

*Task 3 – Phase I and Phase II Site Assessments* – The selected QEP will conduct Phase I Environmental Site Assessments for selected sites in accordance with the ASTM International Standard 1527-13 as well as the EPA “All Appropriate Inquiry” standards. This process will consist of at least one site visit, contact with regulatory agencies and review of their files, interviews with knowledgeable people regarding the site, review of available historical files, and a written report for each site. These reports will consist of a summary of “recognized environmental conditions” identified for each site, a list of opinions regarding the site, and recommended follow-up investigations and activities. We anticipate our QEP completing four Phase I ESAs as part of the Hazardous Substance grant (4x \$4,000 each-contractual expenses). Staff time is budgeted as 40 hours at an average rate of \$50/hr plus fringe to review reports and interfacing with the MEDEP and property owners. These costs are based on the City’s experience on our current Brownfield Assessment Grant. Priority will be given to sites that

align with projects that are already underway including the expansion of the Cobbossee Trail System. Sites that are assessed along the Cobbossee Stream and in Gardiner's downtown support the Cobbossee Corridor and Downtown Master Plans.

If the Phase I Assessment results indicate "recognized environmental conditions" are present, we will complete additional investigations to confirm or dismiss the conditions and determine the nature and extent of contamination. We will prepare a Quality Assurance Project Plan (QAPP) and submit it for review to the EPA and MEDEP as part of this task prior to undertaking Phase II activities. We will prepare a site-specific QAPP addendum for each identified and assessed site. We will develop the scope of the Phase II based on specifics from each site to determine whether hazardous materials exist, and if so, to what extent. The Phase II Investigation may for example include monitoring well and test boring installations; test pit excavations; and groundwater, soils and soil gas sampling. We will use results from the Phase II investigations to develop Analysis of Brownfield Cleanup Alternatives (ABCAs)/Remedial Action Plans (RAPs). As with all project tasks, we will collaborate with each property owner, provide public information, and receive citizen input throughout the assessment. We anticipate four Phase II Investigations as part of the Hazardous Substance grant (4 x \$31,250 each-contractual expenses). Staff time is budgeted at 40 hours with an average rate of \$50/hr plus fringe to review reports and interface with MEDEP and property owners. These costs are based on the City's experience on our current Brownfield Assessment Grant.

*Task 4 – Site Reuse and Cleanup Planning* – We will analyze the Phase II Investigation data and reuse proposals from landowners, perspective purchasers, and the community to develop an ABCA/RAP for each site based on the specific or potential reuse scenario(s). The ABCA/RAP will include remedial actions for each identified contaminant that exceeds applicable MEDEP regulatory guidelines. We will evaluate remedial actions based on cost, feasibility, and effectiveness in protecting human health and the environment. Based on this analysis, we will develop a proposed remediation plan, taking into account the specific or potential reuse scenario(s) for that site. Concurrently, we may develop reuse alternatives on select sites using planning techniques like outreach and design charrettes, potential redeveloper input, and the community's goals for site reuse from the Cobbossee Corridor and Downtown Master Plans. We anticipate that our QEP will complete four ABCAs/RAPs as part of the Hazardous Substance grant. Staff time is budgeted at 100 hours with an average rate of \$50/hr plus fringe to review reports; coordinate, attend and prepare for public meetings; and work with the MEDEP and property owners.

ii. Budget Table

**Budget 1 – Hazardous Materials Assessments**

Scenarios	Project Tasks				
(Program Cost Only)	Task 1-Coop. Agreement	Task 2-Communication Outreach/Engagement	Task 3-ESAs	Task 4-Site Reuse/Planning	Total
Personnel	\$6,000	\$2,000	\$4,000	\$5,000	<b>\$17,000</b>
Fringe	\$2,000	\$500	\$1,000	\$1,500	<b>\$5,000</b>
Travel	\$2,000	\$0	\$0	\$0	<b>\$2,000</b>
Equipment	\$0	\$0	\$0	\$0	<b>\$0</b>
Supplies	\$0	\$0	\$0	\$0	<b>\$0</b>
Contractual	\$2,000	\$3,000	\$141,000	\$30,000	<b>\$176,000</b>
Other	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Total</b>	<b>\$12,000</b>	<b>\$5,500</b>	<b>\$146,000</b>	<b>\$36,500</b>	<b>\$200,000</b>

**c. Ability to Leverage**

If additional work is required to complete the tasks identified above, the City will seek supplemental “stop gap” funding from sources including the EPA Region I Targeted Brownfields Assessment Program (TBA), Maine Department of Economic and Community Development (DECD), and the Kennebec Valley Council of Governments (KVCOG) Brownfield Revolving Loan Funds, and MEDEP’s Brownfields Assessment Program. In addition, the City plans to seek funds from state (CDBG) and federal sources (appropriations) in order to obtain the funds to complete the above tasks. With the exception of KVCOG, the City has successfully secured funding from all of these organizations currently or in the past.

Transportation funds from MEDOT for trail construction (\$1 M) would be leveraged by the Brownfields assessment grant (refer to **Attachment B** for leveraged funds letters). In addition, the City will commit to in-kind services that support public education and outreach programs. The City’s Planner, Code Enforcement Officer, Assessor, Economic Development Coordinator, and City Manager will assist with local data collection, historical records, public outreach, redevelopment and design initiatives and overall programmatic direction as part of the BAC. The City will provide a portion of the programmatic cost of the grant from its own funds through salaried members. This in-kind service is estimated at an additional \$25,000.

Additional funds will likely be required for cleanup and redevelopment. The specific amount required for additional phases is currently unknown, but will be developed in the Remedial Action Plan and Reuse Planning portion of the Assessment process. The City intends to leverage all that it can through work with its State delegates on supplemental grants, earmarks, and other funding, and with potential developers to obtain private funding, to fund assessment, economic development, and cleanup activities.

**3. Community Engagement and Partnerships**

**a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress**

**i. Community Involvement Plan**

We will utilize our BAC with members from the targeted areas of Gardiner (including business owners, residents and not for profit volunteers and staff), the QEP, MEDEP, EPA, property owners, community-based organizations, and other stakeholders which will be identified in a preliminary meeting. To solicit the public’s input, we have proposed three public education and information meetings to support Gardiner’s Brownfield program: one associated with the site inventory and selection process; one associated with the assessment and reporting phases; and one associated with remedial and reuse planning. Two public meetings will also be conducted for each selected site: after the Phase II assessment and after the ABCA/RAP phase is complete. These meetings will be community planning charrettes to solicit direct public involvement and plan cleanup and reuse options for the site that incorporate green space, recreational activities, and architectural options for the reuse of existing buildings, as well as other community needs for the proposed site redevelopment. We will compare new findings to Gardiner’s Cobbossee Corridor and Downtown Master Plans for context and make recommendations to the City Council. Our QEP and landscape architects will be available to provide drawings of the cleanup and reuse proposals.

The BAC will hold three open meetings/workshops for Brownfields progress reports and community education regarding potential environmental risks from the Brownfields sites. We will advertise meetings publically via e-mail, a legal announcement in the local newspaper(s), and on the City’s website, and will make meeting minutes publically available. We will communicate the progress of our Brownfield program to citizens through regular status updates available on our website; reports available for review at City Hall, press releases, legal ads, and other public notices as needed, and, through local news coverage of public meetings including the Initial Brownfields Inventory meeting and subsequent meetings for each assessment site.

We will submit press releases on the Brownfields program to local newspapers including the Kennebec Journal. The City partners with Gardiner Main Street to reach downtown merchants, residents, and building owners and, during the final Waterfront Master Plan process, gathered responses via focus group discussions and surveys. The City has used online surveys (Survey Monkey) for past projects, and will use these techniques for this Brownfields program. We maintain minutes from the meetings noted above, as well as related documents, maps, and products in the public record. Copies of environmental reports will also be available through public libraries and MEDEP. City staff will gather feedback from these reports and documents via e-mail, survey, and at the public hearings to evaluate the program's success.

As an example of work completed under our current Brownfields Assessment Program, in the summer of 2014, we held (4) public charrettes to discuss Brownfields in our targeted community. Each charrette was attended by at a minimum 25 people and was well received by the community. We worked with the University of Maine-Augusta landscape architecture staff and students to vision and create renderings of our top three priority Brownfields sites in the targeted community. One of these sites has been through full EPA-funded Brownfield assessment (Phase I – ABCA) and the Site remediation is scheduled for the spring of 2016.

ii. Communicating Progress

The BAC will hold up to three open meetings/workshops for periodic assessment progress reports and community education regarding potential environmental risks from the Brownfields sites. We will communicate the progress of our Brownfield assessment program to the community in the media sources described above. In the past, we have not encountered any communication barriers but we will provide interpreters and/or language translations, accommodate those with hearing/reading impairments and accommodate any special needs, if/when they arise. Gardiner has an outreach program to notify the public about economic development projects, maintains an informative public website, and uses social media (Facebook) to promote public awareness. Gardiner live streams their City Council meetings and important Brownfields topics will be made part of those agendas. Gardiner will leverage off our prior successes including the FY 2013 EPA funded Assessment project as well as our 2014 work on the Comprehensive Plan.

**b. Partnerships with Government Agencies**

i. Local/State/Tribal Environmental Authority

The primary partners for Gardiner's Brownfields Program will be the EPA, MEDEP and the City (refer to **Attachment C** for MEDEP's letter of support). Gardiner will directly benefit from additional jobs, an increased tax base, improved visual aesthetics of the local area, and increased community pride after site redevelopment. The City has committed funds and resources to establish and enhance this partnership. Municipal officials will fill primary implementation roles throughout the entire program, and several will be active members of the BAC. MEDEP's Project Managers have experience conducting and managing Brownfields Grants in Gardiner and will also provide critical input into our program, particularly during Phase I and Phase II Assessments and the Cleanup and Reuse planning. They will provide input and guidance throughout the duration of the program, including evaluating risks from potential imminent hazards identified during assessment, liability protections offered as part of the Brownfields program, and MEDEP's VRAP. MEDEP staff will review technical submittals and provide guidance on remedial actions and long-term sustainable cleanup measures for each site. City staff will work with the Maine Health Inspector on health inspections as needed, and also attend EPA conferences to develop outreach strategies and best management practices. The City has developed a strong working relationship with MEDEP and EPA as part of our current assessment program.

The City will hire a QEP to provide environmental oversight, direction, and risk characterization in order to protect public health and the environment within the targeted



community. The QEP will also ensure that the assessment work is conducted in accordance with EPA Brownfields and MEDEP VRAP program requirements. Gardiner's Planners, Health Officer, Code Enforcement Officer, Assessor and City Manager will assist with local data and records collection, public participation, redevelopment, design initiatives, and overall programmatic direction as members of the BAC.

ii. Other Governmental Partnerships

The City of Gardiner has connections to multiple agencies, such as Housing and Urban Development (HUD), United States Department of Agriculture (USDA), Kennebec Valley Council of Governments (KVCOG), State Historic Preservation Office (SHPO), local, state, and federal elected officials, state agencies including, Maine Department of Economic and Community Development, the EPA, and other public entities, such as the Healthy Communities of the Capital Area. They will be partners for the successful completion of the phase I and phase II assessment and the cleanup and reuse planning portions of the program. They will also provide input and guidance throughout the duration of the program, including risks from potential imminent hazards identified during the assessment program, liability protections offered as part of the Brownfields program, CERCLA, and MEDEP's VRAP, and provide guidance on the remedial actions and long-term sustainable cleanup for each site.

c. **Partnerships with Community Organizations**

i. Community Organization Description & Role

The BAC will involve community planning groups and other interested stakeholders in the planning and decision-making process of the Brownfields assessment projects and with public education and outreach, including health-related concerns. We will establish links to these organizations from the project websites and share with them the project work products. In addition, the City's Health Officer will provide guidance for potential imminent hazards identified during assessment and coordinate with health agencies as needed. A list of partners and community-based organizations along with their letters of support are provided in **Attachment D**—a brief description of each follows:

Healthy Communities of the Capital Area—Social service, health promotion and after-school programs to improve the health and quality of life in the Capital region (including Gardiner). Healthy Communities is member to our current BAC and was an active participant in our 2014 Cobbossee Corridor Charrettes. Gardiner Main Street - Gardiner's Main Street was designated as a Nationally Certified Main Street Community in May 2004 as a result of successfully following the Main Street four-point approach, developed by the National Trust for Historic Preservation's Main Street program. This organization has formed four committee teams that meet regularly to address these issues and implement annual work plans. Members from this board will sit on the BAC. This Gardiner Board of Trade—Incorporated in 1885 as a non-profit corporation of local business owners and professionals who work together to promote economic development in Gardiner and who has committed to assist financially with the redevelopment of a Brownfield site in our downtown.

ii. Letters of Commitment

Letters of Commitment are included as **Attachment D**.

**4. Project Benefits**

a. **Health and/or Welfare and Environment**

i. Health and/or Welfare Benefits

The revitalization of Brownfields sites assessed under this grant will have mutually-reinforcing social benefits. A reduction in slum and blight will eliminate vandalism and crime and motivate adjacent property owners to maintain and improve their own properties; encouraging more visitors to Gardiner, some of them ultimately relocating here; encouraging poverty-stricken individuals to move back from outlying communities, as more affordable housing is constructed

that allows them to live closer to where they work; and an overall better quality of life for all Gardiner residents.

The revitalization of Brownfields will also include many public health benefits, the most important being the substantial reduction or elimination of health threats from direct contact, inhalation, and indoor vapor intrusion of site contaminants. The contaminants of concern at the City's identified Brownfields, which are located in soil, groundwater, surface water, sediments, and the air, range from chlorinated solvents and other organic compounds to polychlorinated biphenyls and heavy metals (arsenic, lead, cadmium, and mercury). This reduction/elimination of health threats will lead to lower blood lead levels (especially in children), lower asthma rates (prevention of sprawl will improve air quality), a lower potential for cancer (particularly among the elderly), protection and/or restoration of drinking water supplies, and protection of the Cobbossee Stream and Kennebec River. The assessment and remediation of future sites will prevent continued impacts to groundwater and surface waters located within or adjacent to the City's Brownfields target area. The contaminants identified during the assessments will also be compared to established state and federal risk-based standards.

The majority of grant funds will be used to identify and delineate contamination at Brownfields sites within the Target Areas, all of which have perceived and historically identified environmental, economic, and public health concerns. Based on the Phase II Assessment results we will evaluate potential risks from known contamination and recommend strategies to protect sensitive communities as we work on remediation to include public education campaigns on health risks, and physical barriers around contamination. MEDEP will serve as lead environmental/health expert through the VRAP, and work with the River Coalition to evaluate potential risks from imminent hazards identified in the assessment. We will address long-term contaminant monitoring, institutional controls, and deed restrictions, as necessary, to meet VRAP and Brownfields program environmental standards. The proposed program will communicate applicable federal and/or state programs requirements directly to the site owners.

ii. Environmental Benefits

These assessment funds will allow us to identify, quantify and with eventual cleanup funding, limit and remove contaminants in the environment. Soil, soil vapor, groundwater, and air quality will improve as will the water quality in the Cobbossee Stream and Kennebec River. The majority of the grant funds will be used to identify and delineate contamination at our suspected Brownfields sites, and to develop remedial strategies to abate the impacted media. We will propose remediation plans to directly reduce threats to human health and the environment. The ultimate goal and public benefit for each selected Brownfields site will be to document a cleanup plan that meets the community needs and is tailored to the desired reuse. Cleanup options will likely include a combination of contaminant source removal, engineering controls (e.g., cover and vapor mitigation systems), and/or institutional controls (e.g., deed restrictions or environmental covenants developed from MEDEP's Uniform Environmental Covenant Act). We will employ equitable development principals to create healthy, vibrant communities of opportunity that do not displace current populations as a result of redevelopment. We will focus on equitable outcomes and employ intentional strategies put in place so that low-income and minority communities make beneficial decisions for the future of their abutting neighborhoods.

**b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

i. Planning, Policies, and Other Tools

Our grant proposal's comprehensive approach to Brownfields development and reuse integrates planning for environmental, economic, and social development through both regional strategies (long-term environmental and economic development land use planning) and City-level strategies (master plans, innovative zoning ordinances, community participation in local level planning, and tax policy) using smart growth principals. The City integrates regional and local-level planning to maximize each site's reuse and redevelopment potential. The Cobbossee

Corridor Master Plan will assist with the redevelopment of this area and Brownfield sites by having more mixed use (Commercial/Residential) in existing buildings taking advantage of vacant upper floors and promoting new development on vacant lots.

Gardiner's Brownfields program will adhere to Smart Growth principals. This is currently evidenced in the Cobbossee Corridor and Downtown Master Plans and our desire to reuse/redevelop the former TW Dick Brownfield site into uses that draw people to our downtown. This site is currently serviced by public utilities and is located at the gateway of the City and within walking distance of all of our amenities (library, shopping, restaurants, etc). We are looking for opportunities that take advantage of the site's size and have multiple uses including housing, commercial/retail space (medical office building). In October 2015, the City, in collaboration with Maine General, created a request for proposals (RFP) for the redevelopment of the TW Dick site. A developer was selected who is in the process of designing a medical office building for the site. The RFP encouraged the development team to utilize green design techniques in the site buildings and supporting infrastructure including stormwater management, energy efficient building codes, and elements of green design.

ii. Integrating Equitable Development or Livability Principles

Our project promotes equitable development principals that are in-line with the City's Master Plans. Efforts to integrate equitable development include utilizing the experiences and knowledge that the City gained during the comprehensive planning process as a resource to the targeted community. The assessment and eventual cleanup of our Brownfields in the Cobbossee Corridor and Water Street areas will "make over" our downtown and assist with economic infill in our targeted community. Our assessment of sites that lie adjacent to the Cobbossee Stream and Kennebec River and will give us opportunities to encourage and expand access to the stream and river and preserve green space, thereby making it available to residents of our Target Areas. Gardiner's Master Plans discuss the City's desire to reuse sites along the Cobbossee Stream and Water Street and create residential/commercial space which will bring our targeted community back to its vibrant past. In creating affordable housing in our downtown, we will minimize displacement and provide more housing opportunities. This will be accomplished in close coordination with organizations like the Gardiner Board of Trade who will help us bring business and back to Gardiner.

The BAC will work with neighborhood groups, Brownfield site owners, municipal and community leaders, and local businesses during assessment to design a reuse and redevelopment project with maximum benefit to current residents and the public through new jobs, expanded tax base, and environmental protection. We will emphasize the importance of energy efficiency, green remediation, and water management. Adaptive reuse will invite sprawl-free new business and employment opportunities. The project will ensure that residents will not be displaced from the target area. The City will also use Brownfields program funds to educate local decision makers on Smart Growth principles and policies, which are nationally recognized frameworks that inform community growth planning and foster strong, vibrant, healthier communities (which feature livable neighborhoods with a range of accessible housing, commercial, and transportation options) and a healthy environment for economic development and job creation.

c. **Economic and Community Benefits (long term benefits)**

i. Economic Benefits or Other Non-Economic Benefits

Gardiner's existing Master Plans and MEDOT- supported efforts to design and build a trail spur through the project area's green space will be advanced by assessment, cleanup and redevelopment of these sites, and through community outreach we will take steps to understand the needs and aspirations of current residents to ensure equitable development for Gardiner's less fortunate neighborhoods. Gardiner's economic development strategy is to renovate and redevelop existing mill structures and industrial sites, which were once the economic and geographic centerpieces of the community, into central pillars of the new local economy: multi-

use commercial, industrial, and residential areas that will catalyze growth in the downtown center; create jobs and encourage capital investment; beautify Gardiner's walkable downtown neighborhoods; and significantly increase the local tax base. For example, development of a hotel/resort/convention center in a restored Cobbossee mill, surrounded by a lush, recreational green space, could alone create 100 jobs. Likewise the existing mills could employ scores of workers in precision manufacturing or other industries.

Gardiner reportedly has 500,000 square feet of underused building space in and around the project area, which as mentioned above in the Community Need section are well-suited to redevelopment for light manufacturing operations, upscale office space, and business incubation space—uses that will infuse tax base, job opportunities (potentially 10-20 jobs per site), and new consumers to shop for goods and services in a rebuilt and revitalized adjacent downtown area. As an example of investment that the Brownfields grant could help leverage, Gardiner's community leaders have proposed a Gardiner Growth Initiative, which would provide private investment funds to help fund redevelopment opportunities in the downtown target area.

The revitalization of Brownfields assessed under this grant will also produce non-economic benefits that include greenspace. Gardner is looking to create the Cobbossee Trail that will connect residential area to the downtown and extending up along the Kennebec River Rail Trail (a pedestrian and bike loop) that will further link the downtown and make the City a more walkable and bikeable one.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

There are no local job training programs however, the City works closely with our neighboring University of Maine – Augusta campus and will continue to use their staff and students as we did with during the 2014 Cobbossee and Water Street Master Plan Charrettes. The assessment and eventual cleanup of our Brownfield sites will provide opportunity to develop our workforce and create jobs that utilize Gardiner's current assets.

## **5. Programmatic Capability and Past Performance**

### **a. Programmatic Capability**

Over the past eight years Gardiner has applied for and administered close to \$6 million in state and federal grants for the community on substantial grant-funded economic development projects, including a waterfront redevelopment and municipal business park expansion. Scott Morelli, our City Manager, will manage the Brownfields program. Mr. Morelli currently manages all grants for the City, including the FY 2013 \$400,000 EPA Brownfields Assessment Program. Patrick Wright, the Economic Development Coordinator, will assist Mr. Morelli as needed. The City has built positive relationships with state and federal grant agencies for over twenty years. As part of project maintenance, Mr. Morelli staffs City committees and the community's development organizations and will lead the BAC to implement the Brownfields program. Mr. Morelli brings significant knowledge of the City and targeted community to the project. Mr. Morelli functions as a critical liaison with the City Council and the citizens of Gardiner and will be instrumental in the public outreach and education portions of the project. Mr. Wright brings practical economic development experience to the project as he spends a significant amount of his time out in the community meeting with business owners, residents, and people visiting Gardiner. Mr. Wright leads the planning associated with the City's waterfront concert series and several other City-wide festivals. Copies of Mr. Morelli's and Mr. Wright's resumes are provided as **Attachment E**.

In conjunction with the BAC described, the City and its selected QEP will liaison with the MEDEP to design, coordinate, and oversee the successful completion of the assessment program. When necessary, the BAC will also seek the advice and support of the EPA and MEDEP Brownfields Project Managers for direction on programmatic requirements. The City routinely creates requests for proposals and qualifications, and conducts competitive

procurements to obtain appropriate resources for projects throughout Gardiner. Both the City Manager and Economic Development Coordinator work closely with Gardiner Public Works on many of these projects. Examples include the City's competitive procurement of the Cobbossee Corridor Master Plan; economic considerations in redeveloping the Gardiner Waterfront and Gardiner's Downtown Revitalization plans; National Parks Service/Preserve America grants; and numerous public infrastructure procurements. All projects are publicly bid and advertised via the newspaper, the City's website, and (where eligible) construction publications. Proposals are reviewed and recommended to the Gardiner City Council for final selection.

**b. Audit Findings**

NONE-The City of Gardiner has never been cited for any program deficiencies or adverse audit findings on any of its local, state, or federal projects.

**c. Past Performance and Accomplishments**

**i. Currently or Has Ever Received an EPA Brownfields Grant**

**1. Compliance with Grant Requirements**

The City of Gardiner is currently managing a FY 2013 \$400,000 EPA Brownfields Community-wide Hazardous and Petroleum Substances Assessment Grant. For the hazardous substances portion of the grant, approximately \$20,000 out of \$200,000 remains (which is already committed in order to complete ongoing Phase II ESA and cleanup planning (ABCA/Conceptual RAP) phases for enrolled sites). For the petroleum portion of the grant, approximately \$165,000 out of \$200,000 remains. The City has an approved work plan and is currently in compliance with its schedule, terms, and conditions. All required quarterly reports, ACRES updates, and financial status reports have been completed in a timely manner. Gardiner is making progress towards achieving the expected results of this grant. Our current Brownfields Assessment project will be completed and closed out in 2016. The City has managed grant projects and federal funds for similar projects for decades, including hiring the necessary professional services to complete successful projects. Gardiner has met and complied with all EPA and MEDEP Brownfields reporting requirements, submitted technical reports, and successfully accomplished the goals of these agreements.

**2. Accomplishments**

Since November 2013, Gardiner has completed a very successful Brownfields public outreach program and has compiled an extensive inventory of Brownfields. To date, four hazardous substances and one petroleum Brownfields have been entered and successfully assessed under the City's current Brownfields Assessment grant. Final assessment and/or cleanup activities are currently being conducted at each of these sites and the results of our current program have been presented through EPA quarterly reporting and ACRES online database. The City is currently working on final assessment and cleanup planning for two other sites. It is evident that the City is achieving dramatic results and outcomes under its grant, and additional funds are necessary to continue these efforts.

## **ATTACHMENT A**

### **Threshold Criteria**

**EPA Brownfields Community-Wide  
Assessment Grant Proposal  
City of Gardiner, Maine**

## THRESHOLD CRITERIA

### 1. Applicant Eligibility

The City of Gardiner is a municipality eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program.

### 2. Letter from the State/Tribal Environmental Authority

A letter from the State of Maine Department of Environmental Protection (Maine DEP) Brownfields Coordinator acknowledging that the City of Gardiner is applying for federal grant funds and plans to conduct assessment activities is included as **Attachment C**.

### 3. Community Involvement

Overall, the City of Gardiner will hold up to three open meetings/workshops for periodic assessment progress reports and community education regarding potential environmental risks from the Brownfields sites. We will advertise these meetings publically via e-mail, a legal announcement in the local newspaper, and on the City's website, door-to-door fliers, and will make meeting minutes publically available. We will communicate the progress of our Brownfield assessment program to citizens through regular status updates available on the City's website; reports available for review at City Hall; press releases, legal ads, and other public notices, as needed; and through local news coverage of public meetings including the Brownfields public outreach and education meetings and subsequent meetings for each specific assessment site.

We will submit press releases on the City of Gardiner's Brownfields program to local newspapers including the *Kennebec Journal*. The majority of the community speaks English, but we will provide interpreters and/or language translations and accommodate any special needs, as needed. Through its prior successful EPA Brownfields FY13 assessment grant program, other state/federal grant programs, and community initiatives, the City of Gardiner already has a strong and successful outreach program to notify the public about economic development projects, maintains an informative public website, and uses social media (Facebook) to promote public awareness. The City of Gardiner is always exploring new techniques and technology to solicit greater input from a broader segment of the community, particularly the disproportionately disadvantaged populations that we have identified in our grant application. For this grant application and to continue upon the successes of the prior Brownfields assessment and cleanup planning grant work, we are targeting specific and select sites along the Cobbossee Stream Corridor and Water Street, Gardiner's main street and registered Historic District, in order to develop immediate action strategies out of the gate.

Many of the sites that will be included in the Brownfields Program are abandoned and/or derelict properties located primarily in our target areas; although, based on our existing Brownfields inventory, many more sites have been identified at various locations throughout the City. With new Brownfields funding, the focused target areas within the City can continue to be revitalized and become the catalyst to further invigorate sustainable redevelopment and growth throughout the community.

### 4. Site & Property Ownership Eligibility

This criteria is **Not Applicable** to this grant application. This application is for community-wide hazardous substances assessment funding; therefore, information regarding specific site eligibility will not be included in this application. The specific sites included in the Hazardous Substances Assessment Program will be finalized through the final inventory and site selection process discussed in our grant application and project description sections, which includes a Site Nomination Form, Site Selection Scoring Form, and Site Access Agreement Form.



## **ATTACHMENT B**

Documentation Indicating Leveraged Funds

EPA Brownfields Community-Wide  
Assessment Grant Proposal  
City of Gardiner, Maine



STATE OF MAINE  
DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT



Paul R. LePage  
GOVERNOR

George C. Gervais  
COMMISSIONER

December 17, 2015

Scott Morelli, City Manager  
City of Gardiner  
6 Church Street  
Gardiner, Maine 04345

RE: City of Gardiner Brownfields Assessment and Clean-up Funds

Dear Mr. Morelli:

Please include this letter to support the City of Gardiner's request for Brownfields Assessment and Clean-up funds from the U.S. Environmental Protection Agency.

The Maine Department of Economic and Community Development (DECD) is pleased to support the City of Gardiner in their application for 2015 Brownfields funding. At DECD, our mission is to help communities and businesses prosper through a variety of programs providing everything from targeted tax relief to community block grants to tourism marketing.

DECD and its partners show companies how to benefit from tax credits and reimbursements, Research and Development, capital loans, even direct investment. Every year, we help Maine communities attract jobs and grow their infrastructure with unique financing programs.

In addition to the Brownfields Revolving Loan Fund Program that DECD administers, DECD also administers the Community Development Block Grant. The City of Gardiner is a partner in both of these programs and, as a result of their efforts, have made and continue to make significant investments in their community resulting in strengthening their tax base and creating jobs.

We are pleased to support the City of Gardiner by assisting them in utilizing DECD cleanup monies for eligible sites further leveraging Brownfields monies that may be utilized for redevelopment of eligible sites and to promote economic development within the City.

Should you require further information, please do not hesitate to contact me at #(207) 624-9817.

Sincerely,

Deborah Johnson, Director  
Office of Community Development

## **ATTACHMENT C**

Letter of Support from Maine Department of  
Environmental Protection

EPA Brownfields Community-Wide  
Assessment Grant Proposal  
City of Gardiner, Maine



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAPE  
GOVERNOR

AVERY T. DAY  
ACTING COMMISSIONER

December 8, 2015

Mr. Frank Gardner  
EPA Region 1  
5 Post Office Square  
Suite 100, Mailcode: OSRR7-2  
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the City of Gardiner plans to conduct site assessments and a cleanup, and is applying for federal Brownfields grant funds.

Scott Morelli of the city has developed an application requesting federal Brownfields Site Assessment Grant funding for hazardous materials Brownfields sites in Gardiner (community wide), and has also developed a Cleanup Grant application for two (2) parcels at the T.W. Dick site.

If Gardiner receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, Quality Assurance Plans, and Health and Safety Plans. For sites where cleanup is pursued, such as the T.W. Dick site, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight (as necessary) of contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 287-4854 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgkins  
Voluntary Response Action Program  
Division of Remediation  
Maine Department of Environmental Protection

Pc: Dorrie Paar, USEPA  
Scott Morelli, City of Gardiner

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826

BANGOR  
106 HOGAN ROAD, SUITE 6  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769  
(207) 764-0477 FAX: (207) 760-3143

**ATTACHMENT D**

Community Organizations and Associated  
Commitment Letters

EPA Brownfields Community-Wide  
Assessment Grant Proposal  
City of Gardiner, Maine



December 16, 2015

Mr. Scott Morelli, City Manager  
City of Gardiner  
6 Church St.  
Gardiner, ME 04345

Dear Mr. Morelli,

Healthy Communities of the Capital Area (HCCA), the local Healthy Maine Partnership has been proud to support and participate in a previous successful grant application to the U.S. Environmental Protection Agency for assessment of potentially contaminated sites in Gardiner. We gladly support the City's additional request for further assessment of potential risks in the Cobbossee Stream corridor and in the Water Street area in Gardiner. We understand that the City's Comprehensive Plan and the Cobbossee Corridor Master plan recommends seeing this area grow as a mixed-use area with plans for a multi-use trail spur that will connect with vital services in Gardiner's Downtown to encourage bike and pedestrian travel and a healthy lifestyle.

As Gardiner continues to expand, the opportunities to support its people to be physically active while enjoying the riverfront and historic downtown, it needs to address the hazardous remains of its industrial past, and these funds will be of critical help. As we have seen from the 2013 EPA funded assessment grant, assessment of sites is critically important to lead to their rehabilitation and re-use. Increased access to the Cobbossee Corridor for Gardiner residents and the downtown community will help economic growth, which is vital to the families living around the proposed project area.

HCCA supports the City's effort to redevelop these areas, and connect the middle school, high school, Boys and Girls Club, and Winter Street neighborhoods to the Downtown, the Kennebec River Rail Trail system, and Gardiner's Waterfront Park and Marina. Previous investigation in the corridor has shown that in some cases, cleanup is needed, and in others, sites are free from contamination. Further assessment will help the City clear the way for remediation of potential health and environmental hazards and redevelopment of remaining sites.

The Brownfields assessment, and further mitigation, if needed, will help turn the Cobbossee Corridor into a regional destination for canoe and kayak enthusiasts, bird watchers, and those who love to fish and hike. Assessing and removing hazardous materials will lead to greater opportunities for personal health throughout the community, a primary part of HCCA's mission. HCCA will continue to promote places to be active in Gardiner through our publication *Places to be Active*, our e-newsletters, and school and community programs. We also look forward to continuing working with the City, Gardiner Main Street, and other community organizations in the health promotion outreach efforts of our community, and will commit to integrating these goals into future opportunities identified around the Brownfields assessment grant. We have worked with businesses and citizens in the community to identify and properly deal with lead-based paint, and would look forward to more opportunities to ensure that both residents and our business community recognize the importance of environmental health. We would also be happy to serve on a Brownfields Advisory Committee if our participation would be useful and to provide meeting space, facilitation help, or cooperate in any public outreach..

Sincerely,

A handwritten signature in black ink, appearing to read "Joanne E.A. Joy".

Joanne E.A. Joy  
Executive Director, Healthy Communities of the Capital Area

Serving Augusta, Chelsea, Farmingdale, Fayette, Gardiner, Hallowell, Litchfield, Manchester, Monmouth, Mount Vernon, Pittston, Randolph, Readfield, Richmond, Vienna, Wayne, West Gardiner, Windsor, Winthrop

36 Brunswick Avenue, Gardiner, Maine 04345 ~ 207-588-5012 ~ [www.hccame.org](http://www.hccame.org)





*Recognized by Kennebec Valley Chamber of  
Commerce 2015 "Community Service Award"*

www.gardinermainstreet.org • 207-582-3100 • PO Box 194, Gardiner, ME 04345 • info@gardinermainstreet.org

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December 14, 2015

Mr. Scott Morelli, City Manager  
City of Gardiner  
6 Church Street  
Gardiner, Maine 04345

Dear Mr. Morelli,

As you know, Gardiner Main Street is a nationally accredited Main Street program, which follows a proven nation-wide model for community and economic development in the context of historic preservation and smart growth. Thanks to the efforts of over 200 volunteers annually, and the support of the City of Gardiner and businesses throughout the greater Gardiner community, we have seen dramatic growth in Downtown Gardiner, especially within the last five years. The Main Street model focuses on an incremental and wholistic approach.

We have been happy to have our Executive Director serve on the Brownfields Advisory committee throughout the implementation of Gardiner's successful 2013 assessment grant. We have been delighted with the strides we have seen under that grant, and recognize how powerful of a tool this program is for ensuring that environmental contamination is minimized, and that blighted sites have an opportunity for shedding their troubled legacies.

Central to Gardiner Main Street's mission is preservation of our historic infrastructure. However, the same history that draws us to our urban core also carries stigma of contamination, or worse, actual exposure to materials dangerous to our environment and the people who live in that environment. We know that in order to strengthen our ability to ensure sustainable and smart growth in our downtown, we need to address the issues that past generations have left behind.

We also understand that critical to our future is development of the Cobbossee Corridor, which is adjacent to our National Register Historic District. We see great opportunity for mixed use redevelopment that will drive vibrancy throughout our community. Gardiner's unique layout allows for a connection between this corridor, our neighborhoods, and connection to nature through access to the Kennebec River and Cobbossee stream.

We have seen incredible growth in Gardiner over the last several years, and have enjoyed a great partnership with the City of Gardiner and other community groups. We look forward to continuing to engage in the successful efforts of the Brownfields Assessment program to strengthen Downtown Gardiner as a hub for community, commerce, and culture. If we can be of any support to ensure this project is successful, please contact me directly. Gardiner Main Street would be delighted to continue on the Brownfields Advisory committee, provide meeting space, access to our email and other communications tools for public outreach, and facilitation support to work with the public and the business community to ensure that the project is a success.

Sincerely,

Robert Abbey  
President-elect, Gardiner Main Street



**Gardiner Board of Trade**

Dec. 16, 2015

Mr. Scott Morelli, City Manager  
City of Gardiner  
6 Church Street  
Gardiner, Maine 04345

Dear Mr. Morelli,

On behalf of the Gardiner Board of Trade, I am pleased to submit this letter of support for Gardiner's 2016 EPA Brownfields assessment grant application. Founded in 1885, the Gardiner Board of Trade is a non-profit public benefit organization consisting of local business owners, professionals, and civic leaders who work together to promote economic development in the City of Gardiner. Our organization has been a long-time economic development partner with the City and is excited to partner yet again.

We have been impressed with the effectiveness of the 2013 Brownfields assessment grant that we were proud to support at the time, and look forward to continue to work to uncover additional contamination concerns that exist in Gardiner. With additional assessment funding in hand, we understand that the City will be able to provide greater support to the current redevelopment efforts being made along the historic Cobbossee Corridor, downtown area, and other locations throughout the City. In recent years, the Board has participated in economic development projects such as the Libby Hill business park development, and expansion, as well as individual downtown building redevelopment with the City. As a result, millions of dollars in private and public investment have been made in the local, regional, and state economy. With this success, however there remains much more to be done for economic development throughout the community. As identified in the Cobbossee Corridor Master Plan, a focused effort needs to be made in this old industrial corridor in order for the community to achieve a mixed use redevelopment plan for the future. The project would also contribute to several historic, underutilized buildings in our historic downtown, including one that was damaged in a terrible fire this summer.

The board is open to offer its assistance yet again on this project, as we have in the past. Under a separate cleanup application, we have pledged our support for playing a role in redevelop a property identified under the 2013 assessment award. We stand ready to participate in other projects that may be identified in the 2016 assessment if the City is successful. Given the historic industrial use and concerns about the environment, having additional assessment grant funding will provide the community a valuable redevelopment tool to work with. We are happy to provide representation to the Brownfields Advisory Committee. We will also support this project by providing meeting space, making our email and distribution lists available as part of the public participation process, and otherwise use our vast network in the business community to support the assessment efforts.

Sincerely,



Nathan Cotnoir  
President, Gardiner Board of Trade

## **ATTACHMENT E**

### **Resumes**

**EPA Brownfields Community-Wide  
Assessment Grant Proposal  
City of Gardiner, Maine**

## SCOTT THOMAS MORELLI

14 Briarwood Drive, New Gloucester, ME 04260 | 207-607-0559 (mobile) | smorelli19@gmail.com

[www.linkedin.com/in/scottmorelli](http://www.linkedin.com/in/scottmorelli)

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### MUNICIPAL GOVERNMENT EXPERIENCE

#### **City Manager, City of Gardiner** – Gardiner, ME

*March 2010 – Present*

Chief administrative officer for a service center community with an \$11.2 million annual budget (including enterprise accounts) and a population of 5,800. Oversee seven department heads and nearly 70 municipal employees. Duties include serving as purchasing agent, treasurer, attending City Council and other community meetings, preparing the annual budget, and researching and presenting policy changes to the Council.

- Crafted three straight City budgets that increased taxes only 1.25% combined (excluding education), fully funded existing services, and were unanimously passed by an eight-member City Council
- Assisted in the sale of two lots at City's Libby Hill Business Park and negotiated credit enhancement agreements (aka TIFs) with local businesses to assist with their expansion/re-location into the park
- Bargained new contracts with four unions and was successful in getting each unit to increase their share of health insurance costs (all were 100% employer paid) and getting one to switch to lower cost plan, leading to long-term savings of tens of thousands of dollars annually
- Restructured Planning & Economic Development Department by shifting primary focus to economic development, with enhanced attention and budgeting for the City's business park
- Worked with Maine business and consortium of communities to create TIF district for natural gas pipeline and ensured the line ran to key areas of City, including our business park
- Co-authored successful grant application of \$100,000 for community planning/comp plan update
- Received 50% matching grant (\$60,000) for installation of wood pellet boiler at City Hall, which is expected to save \$195,000 in energy costs over its lifespan and reduce CO2 emissions
- Worked with Council and staff to save the City hundreds of thousands of dollars through steps such as debt refinancing, bidding out services, reorganization/staff reductions, and energy efficiencies
- Oversaw successful completion of Waterfront Park project, which included a contaminated soil dispute with previous owner and requiring contractor to repave parking lot due to subpar material
- Researched and proposed new policies/ordinances, including: purchasing/RFPs, local vendor preference, special events permits, and fireworks

#### **Executive Assistant, Town of Framingham** – Framingham, MA

*2005 – 2010*

Executive Assistant in the largest town and 14<sup>th</sup> largest community in Massachusetts (pop. 68,318).

Responsible for supervision of the Selectmen/Town Manager's office and three employees. Assisted Town Manager in budget preparation and monitoring for Selectmen/Town Manager's office, Legal Department, and Property/Casualty Insurance (all totaling over \$2 million). Responsible for property/casualty insurance, collective bargaining, resolving citizen concerns, and carrying out the goals of the Selectmen & Town Manager.

- Reduced insurance costs by over \$125,000 since assuming management of property/casualty insurance in FY07 due to improved risk management strategies
- Participated in successful negotiation of six contracts with various unions between 2007-2009 with all agreeing to 0% (FY09) and 1% (FY10) COLAs and to increase their share of health insurance premiums from 90/10 split to 87/13 split (thus saving the Town hundreds of thousands of dollars)

#### **Selectmen's Assistant/Personnel Director, Town of Waterboro** – Waterboro, ME

*2000 – 2001*

Selectmen's Assistant (since re-titled Town Administrator) for growing southwestern Maine community (pop. 6,214). Responsible for overseeing all municipal employees and operations, including \$2.8 million annual budget (not including schools). Issued performance evaluations, resolved employee disputes, chaired staff meetings, and interviewed/hired Town employees. Researched policies for Selectmen review.

## SELECT PROFESSIONAL EXPERIENCE

**Owner/President, Morelli Image Creations** – Westborough, MA/New Gloucester, ME 2007 – Present

- Digitize video tapes, photographs, and slides for clients across the United States

**Crisis Services Coordinator, Sexual Assault Response Services of Southern Maine** – Portland, ME 2001 – 2004

- Supervised, trained, & debriefed volunteers regarding sexual assault hotline calls/hospital visits and also handled calls/hospital visits myself

## SELECT LEADERSHIP EXPERIENCE

**President, PKS Alumni Chapter (University of Maine)** – Orono, ME 2001 – 2004, 2005 – Present

- Formed this as a 501(c)(7) nonprofit fraternal organization & have raised approx. \$90,000 in 11 years for scholarships, events, communications, etc.

**Board of Directors, Sexual Assault Response Services of Southern Maine** – Portland, ME 2009 – 2010

- Provided policy guidance and direction and also served as member of fundraising subcommittee

## EDUCATION

**Master of Public Administration (M.P.A.), Concentration in Nonprofit and Public Management** 2005  
Maxwell School of Citizenship and Public Affairs, Syracuse University – Syracuse, NY

**Bachelor of Arts (B.A.) in Public Management, Minor in Political Science** 1999  
University of Maine – Orono, ME

## PROFESSIONAL CERTIFICATIONS

**Certified Municipal Manager**, Maine Town/City Management Association August 2012 – August 2015  
**Local Project Administration Certification**, Maine Department of Transportation April 2012 – April 2017  
**National Incident Management System (NIMS) IS-0700.a Training**, FEMA June 2010  
**Community Access Monitor**, Massachusetts Office on Disabilities October 2009  
**Public Contracting Overview (MCPPO Program)**, Mass. Office of the Inspector General September 2009

- Scored 100% (40/40 correct) on exam

## PROFESSIONAL MEMBERSHIPS

**Board of Directors**, Kennebec Valley Council of Governments (KVCOG) February 2012 - Present

- Vice President (2012-2013)

**Board of Supervisors**, Kennebec River Rail Trail (KRRT) February 2012 – June 2012

**General Assembly**, Kennebec Regional Development Authority (KRDA)/FirstPark January 2012 – Present

**Legislative Policy Committee**, Maine Municipal Association (MMA) November 2010 – July 2014

**Gov't Affairs Policy Committee**, International City Management Association (ICMA) September 2010 – Present

**Full Member**, International City/County Management Association (ICMA) March 2010 – Present

**Active Member**, Maine Town and City Management Association (MTCMA) March 2010 – Present

- Professional Development Committee Member (2012-2013)

**Affiliate Member**, Massachusetts Municipal Management Association (MMMA) July 2009 – March 2010

## AWARDS AND RECOGNITIONS

**Outstanding Customer Service** – Town of Framingham (Framingham, MA) 2006

**Graduate Student Leader of the Year** – Syracuse University (Syracuse, NY) 2005

**Male Prevention of Violence Against Women** – V-Day International/Univ. of So. Maine (Portland, ME) 2004

## PATRICK A. WRIGHT

6 Church St.  
Gardiner, ME 04345  
(207)582-3100  
econdev@gardinermaine.com

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### PROFESSIONAL EXPERIENCE

- 2015-current      CITY OF GARDINER – GARDINER, ME  
**Economic Development Coordinator**
- Provided assistance to businesses looking to remain, expand, or locate in the City of Gardiner.
  - Negotiated on behalf of The City on real estate matters
  - Supported grants to Community Development Block Grant Program
  - Advised City Council, City Manager, and businesses on use of Tax Increment Financing and other Economic Development issues
  - Managed City's marketing plan
- 2011-current      GARDINER MAIN STREET – GARDINER, ME  
**Executive Director**
- Led organization into sound financial position.
  - Created "Gardiner Growth Initiative" - the most aggressive downtown business attraction program in the state of Maine.
  - Recognized by Maine Downtown Center as 2014 "Main Street Program of the Year".
  - Managed calendar of major public events with regional draw.
  - Partnered in Orton Family Foundation's "Heart and Soul" community planning project and implementation grants.
  - Implemented and managed City of Gardiner's wayfinding signage.
- 2010-2011      MIDCOAST ECONOMIC DEVELOPMENT DISTRICT – BATH, ME  
**Business Development Specialist**
- Supported businesses of all sizes through Economic Development programs at the local, state, and federal level.
  - Provided field support for Maine Department of Economic and Community and Development.
  - Developed working relationships with resource providers in the fields of small business counseling, financing, workforce development, product research and development.
- 2008-2010      TOWN OF WALDOBORO, – WALDOBORO ME,  
**Director of Planning and Economic Development**
- Led Economic Development Committee and community through visioning process.
  - Secured more than \$50,000 in grant funding.

- Provided research, findings of fact, and advisory opinions for Planning Board during site plan and subdivision review.
- Created draft ordinance language and zoning maps.
- Developed integrated code enforcement and permitting management database.

2007-2008

MAINE STATE PLANNING OFFICE – AUGUSTA, ME

**NOAA Coastal Associate**

- Conducted policy analysis on the implementation and effectiveness of local comprehensive plans through an in-depth case study of fourteen coastal Maine towns.
- Participated fully as a peer-level member of the Maine State Planning Office's Land Use Team.
- Performed statistical analysis to determine trends among potential indicators for implementation of comprehensive plan strategies.
- Used GIS to perform spatial analysis of growth patterns in case study towns.
- Led scoping phase of creative outreach and marketing campaign.

2004-2007

SHELTER INSTITUTE – WOOLWICH, ME

**Timberframer**

- Worked in team-oriented crew to craft and erect heavy timber structures. Performed precise, quality work under the pressure of a production-oriented operation.

2001-2004

HYDE SCHOOL – BATH, ME

**Assistant Dean of Students**

- Led students on wilderness expeditions within the context of a character education curriculum in backcountry setting.
- Prepared curricula for, and taught Physics, Freshman Science, Algebra II, Biology, and coached Lacrosse, Swimming, and Soccer.
- Counseled students and parents through intense family improvement program. Mediated multi-family discovery process based on truth and self realization.

**EDUCATION**

2006-2008

U. S. MAINE – MUSKIE SCHOOL FOR PUBLIC SERVICE -PORTLAND, ME

**Graduate Student – Community Planning and Development**

1996-2000

HAMPDEN-SYDNEY COLLEGE – HAMPDEN-SYDNEY, VA

**BS – Economics Cum Laude**

**COMMUNITY**

- Johnson Hall Performing Arts Center – Board Member
- Bath Recreation Department – Youth Soccer Coach

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Gardiner, Maine

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

01-6000028

\* c. Organizational DUNS:

0402378770000

d. Address:

\* Street1:

6 Church Street

Street2:

\* City:

Gardiner

County/Parish:

\* State:

ME: Maine

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

04345-2192

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Scott

Middle Name:

\* Last Name:

Morelli

Suffix:

Title:

City Manager

Organizational Affiliation:

\* Telephone Number:

207-582-4200

Fax Number:

207-582-6895

\* Email:

smorelli@gardinermaine.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

\* Title:

FY16 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City-wide Brownfields Assessment Program - City of Gardiner, Maine

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant ME-002

\* b. Program/Project ME-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 10/01/2016

\* b. End Date: 09/30/2019

**18. Estimated Funding (\$):**

* a. Federal	200,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	200,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Mr. \* First Name: Scott

Middle Name:

\* Last Name: Morelli

Suffix:

\* Title: City Manager

\* Telephone Number: 207-582-4200 Fax Number: 207-582-6895

\* Email: smorelli@gardinermaine.com

\* Signature of Authorized Representative: Scott Morelli \* Date Signed: 12/18/2015